



CUDAHY
OPEN MINDS, OPEN DOORS



PROJECT ENTITLEMENT APPLICATION

Community Development Department | Planning Division | 5220 Santa Ana St. Cudahy CA 90201 | Phone: 323-773-5143 | Email: planning@cityofcudahyca.gov

Last updated: October 2025

GENERAL INFORMATION REQUIRED:

Name of Proposed Project: _____

Location of Project (Address Required): _____

Legal Description: _____

Assessor's Parcel Number(s): _____

APPLICANT/AUTHORIZED AGENT INFORMATION: *(This is the person who will be contacted regarding this application. This person will be named the applicant in all documents related to this application.)*

Applicant/Agent Name: _____ Phone: _____

Email: _____

Address: _____

City: _____ Zip Code: _____

I/We declared under the penalty of perjury that the information provided on this application is true and accurate and that I/we have familiarized myself/ourselves with the relevant provisions of the Cudahy Zoning Code.

Signature

Date

PROJECT CONTACT PERSON: ☐ Check here if same as Applicant Information

Contact Person: _____ Phone: _____

Email: _____

Mailing Address: _____

STAFF USE ONLY

Assigned Project Manager: _____

Entitlement File Number(s): _____

Date/Time Received: _____ Received by: _____ Fee Received & Receipt Number: _____

PROPERTY OWNER INFORMATION & AUTHORIZATION FORM

(As listed in the Los Angeles County Assessor's records)

Legal Owner's Name: _____ Company Name: _____

Email: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip Code: _____

NOTE: This application must be signed by the property owner or authorized agent. If by authorized agent, a letter of authorization from the property owner must be filed with this application. An invalid signature would invalidate the requested procedure. If more than one person is involved in the ownership of the property being developed a separate page must be attached to this application which lists the names, addresses and notarized signatures of all persons having an interest in the ownership of the property.

By: _____ Date: _____

(Signature)

By: _____

(Printed Name)

PROPERTY OWNER'S AFFIDAVIT

State of California)

County of Los Angeles) ss.

On _____ before me, _____,
personally appeared _____

_____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledgement to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature: _____ Date: _____

PROJECT INFORMATION:

Type of Development:

☐ Residential ☐ Commercial ☐ Industrial ☐ Mixed-Use

Zoning Designation: _____ General Plan Designation: _____

Existing Use(s): _____ Proposed Use(s): _____

Lot Size (square feet): _____ Existing Building Square feet: _____

Proposed FAR: _____ Lot Coverage: _____

Proposed No. of Stories: _____ Proposed Building Height: _____

Existing Parking Stalls: _____ Proposed Parking Stalls: _____

RESIDENTIAL USES if any:

Density (du/acre): _____ Existing # Units: _____ Proposed # Units: _____

Proposed and/or existing unit/bedroom count: _____

NONRESIDENTIAL USES if any:

Existing Sq. ft.: _____ To be demolished Sq. ft.: _____ Proposed Sq. ft.: _____

PROJECT DESCRIPTION: The project description should include a detailed description, on-site improvements, proposed use & operations, etc. In addition, please describe all building material and color as well as description of signage and their location. Please provide a separate PDF attachment labeled "Project Description" if more space is needed.

☐ Check if project description is attached.

TYPE OF REVIEW REQUESTED: *select all that apply*

Planning Commission/City Council Review and Approval

- | | | |
|---|---|--|
| ☐ Conditional Use Permit
☐ Type: _____ | ☐ Zone Change | ☐ Subdivision Map |
| ☐ Major Development Review Permit | ☐ Variance | ☐ Parcel Map |
| ☐ General Plan Amendment | ☐ Planned Development Permit | ☐ Tentative Tract Map |
| ☐ Text Amendment | ☐ Specific Plan | ☐ Lot Line Adjustment |
| ☐ Density Bonus | ☐ Development Agreement | ☐ Parcel Map |

Administrative/Community Development Director Review and Approval

- ☐ Minor Development Review Permit ☐ Preliminary Project Review

Ministerial Review and Approval

- ☐ SB 684/SB 1123 Project (**Note:** Must submit SB 684/SB 1123 Project Checklist with Entitlement Application)

Respond to all questions below. If additional space is needed, attach a separate document to your application.

GENERAL INFORMATION

1. Applicant Information

Name: _____ Address: _____

2. Project Contact. Check here if the same as applicant ☐

Name: _____ Address: _____

Phone Number: _____

3. Project Location

Street Address: _____ APN: _____

Zoning: _____

4. List and describe any related permits and public approvals required for this project, including those required by City, regional, state and federal agencies:

PROJECT DESCRIPTION

5. Site Size: _____

6. Number of floors of construction: _____

7. Off-street parking

Provided: _____ Required: _____

8. Approximate construction period: _____

9. Proposed Use:

10. If residential:

Number of Units: _____ Range of unit sizes: _____

Range of sale prices/ rental prices: _____

11. If commercial:

Type (neighborhood, city, regional): _____

Sales area sq. ft.: _____ Storage area sq. ft.: _____

Loading area sq. ft.: _____

12. If industrial:

Type: _____ Loading facility sq. ft.: _____

Manufacturing sq. ft.: _____ Storage sq. ft.: _____

Office sq. ft.: _____

Range of employees per shift: _____

13. If institutional:

Type of institution: _____ Estimated occupancy: _____

Range of employees per shift: _____

14. If the project involves a variance, conditional use permit, or re-zoning application, indicate clearly why the application is required:

15. Are the following items applicable to the project or its effects?

Please explain all items checked YES (attach additional sheets).

- | | | |
|------------------------------|-----------------------------|--|
| ☐ Yes | ☐ No | Change in pattern, scale, character, or general area of project? |
| ☐ Yes | ☐ No | Significant amounts of solid waste or litter? |
| ☐ Yes | ☐ No | Change in dust, ash, smoke, fumes, or odors in vicinity? |
| ☐ Yes | ☐ No | Change in water quality or quantity, or alteration of existing drainage patterns? |
| ☐ Yes | ☐ No | Substantial change in existing noise or vibration levels in vicinity? |
| ☐ Yes | ☐ No | Site on filled land or on slope of 10% or more? |
| ☐ Yes | ☐ No | Use of disposal or potentially hazardous materials, such as toxic, flammable, or explosive substances? |
| ☐ Yes | ☐ No | Substantial change in demand for municipal services (police, fire, water, sewage, etc)? |
| ☐ Yes | ☐ No | Substantially increased fossil fuel consumption (electrically, oil, natural gas, etc)? |

16. Describe the project site as it exists (before the project), including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

17. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single family, apartment, houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits, present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: _____

Date: _____

Printed Name: _____

Provide all required materials below as attachments to your application submittal.

APPLICATION FORM:

- ☐ Complete the application form.
- ☐ Provide name, mailing address, and signature of applicant.
- ☐ Provide a description of the request on the application form.
- ☐ Provide the notarized signature of the property owner with the same name as it appears on the County Tax Assessor Records. If the name that appears on the County Tax Assessor Records is an organization, provide recorded documents showing that the signature is from a partner or officer of that organization.

PROJECT/SITE DESCRIPTION

- ☐ Detailed Description:
Provide a detailed written description of the operation and/or project so that the various departments and divisions can understand your request. For business operations, list the various uses and products sold, hours of operation, number of employees per shift. Indicate whether the project construction is phased and provide a schedule. For nonresidential uses, include the manner in which goods/services will be produced and the manner in which they will be distributed.
- ☐ Environmental Information Form:
Provide a completed environmental information form, signed by the preparer, answering all applicable questions thoroughly. For non-applicable questions, write "N/A" for not applicable.
- ☐ Colored Elevations and Photographs:
Provide digital photographs of the project site and uses abutting the project site taken from all lot lines showing all four elevations of existing structures. Provide a color and materials sample board, or colored renderings of proposed project. Digital and physical materials boards are required.

FEES

- ☐ Application Fee:
Provide a fee payable to the "City of Cudahy" that applies to the application(s) requested as shown on the City's Fee Schedule.

Environmental Filing Fee:

Once the application is decided on at a public hearing, you will have to provide a check payable to "Los Angeles County Recorder" for \$75 for the filing of environmental forms pursuant to CEQA for the project with the County. *This is not required at the time of initial submittal but will be requested at a later date.*

MAILING INFORMATION- NOT REQUIRED AT TIME OF INITIAL SUBMITTAL

☐ Radius Map:

Provide a digital file or four (4) physical copies of a map, drawn to scale, showing the location of all property included in the request for action, the location of all highways, streets, alleys, and the location and dimensions of all lots or parcels of land within 300 feet from the exterior boundaries of such proposed use.

☐ Mailing Labels:

Provide a certified list of the names and addresses of all persons to whom the properties shown on the map are assessed, as indicated on the latest available assessment roll of the County of Los Angeles and all tenants located on all real property within 300 feet of the exterior boundary of the real property that is the subject of a hearing. Provide plain mailing labels with the names of all those who must be labeled for the project.

☐ Preparation Affidavit:

Provide a letter with the notarized signature of the preparer of the mailing information attesting to the accuracy of the radius map and labels.

PLAN REQUIREMENTS

☐ Provide plans in digital PDF form, or provide five (5) physical copies of the project plans to include:

- Site plans.
- Floor plans.
- Roof plans.
- Building cross sections.
- Color Elevations.
- Window and Door Schedule.
- Conceptual landscape plan.
- Preliminary grading plan.
- ALTA Survey.
- Preliminary photometric plan.
- Mechanical equipment plan.
- Plans showing off-site improvements.

Government Code Section 65103.5 (SB 1214)

Owners of copyrighted architectural and postarchitectural drawings (as defined by Government Code Section 65103.5(f)(2)) may authorize the City of Cudahy ("City") to publicly distribute and post online architectural documents submitted as part of their application in agenda packets, staff reports, or presentations made available to the public.

If the owner of the copyright for project plans declines permission for the City to publicly distribute and post online architectural documents submitted as part of their project application, they must also submit a reduced plan set including a "massing diagram" and "site plan", as defined in CA Government Code Section 65103.5 (f), for public distribution and posting online.

If the owner of the copyright elects not to submit a site plan or massing diagram upon submission of an official copy of architectural drawings to a local planning agency, permission is deemed granted and the City shall not be subject to any restrictions on the copying or distribution of the full architectural drawings.

PROJECT INFORMATION:

Street Address: _____ APN(s): _____

Project description: _____

Please select **one** of the following:

- ☐ Architectural drawings submitted as part of the Project Application may be publicly distributed and posted online by the City.
- ☐ A massing diagram and site plan shall be provided to be publicly distributed and posted online by the City.

CERTIFICATION OF THE DESIGN PROFESSIONAL OR THE OWNER OF THE COPYRIGHT TO PROJECT PLANS

- ☐ I, the undersigned, hereby certify that I am the design professional or owner of the copyright of the architectural drawings submitted to the City of Cudahy accompanied with the project application for the property described above.
- ☐ I acknowledge the City of Cudahy has formally requested permission to publicly distribute and post online architectural documents, in accordance with Section 65103.5 of the Government Code, for the purpose of making presentations during public hearings and posting on the City webpage.
- ☐ I acknowledge and understand that if a site plan and massing diagram are not submitted with the project application, permission will be deemed granted for the City of Cudahy to use without restriction the architectural drawings, in whole or in part, for the purpose of making presentations during public hearings, posting on the City webpage, and completing Public Records Act Requests. I understand that architectural drawings posted on the City webpage will be accessible to the public before, during, and after public hearings without the restrictions that would otherwise apply.

Signature of design professional, or the owner of the copyright

Date of signature

Print name of design professional, or the owner of the copyright

Phone Number: _____

Email: _____